



43 Eastgate, Peebles, Peeblesshire, EH45 8AD
Offers Over £185,000



Nestled in the picturesque Borders town of Peebles, a fabulous two-bedroom main door first-floor flat occupying a prime central location just steps away from the vibrant and bustling High Street.



DESCRIPTION:

Recently refreshed in neutral tones throughout, this spacious 852 square foot property offers a comfortable layout, featuring a fantastic open-plan kitchen living and dining area perfect for modern lifestyles. Furthermore, a generous terrace provides excellent outdoor space at the rear, offering beautiful views of the picturesque Venlaw Hills beyond. Ideally situated near excellent amenities, including bars, restaurants, and shops, this flat also benefits from immediate access to scenic parks and picturesque riverside walks. With its desirable location, it is sure to attract a wide range of buyers, and early viewing comes highly recommended.

Entered at ground level from the front of the building, the internal accommodation features a bright and welcoming entrance hall with a staircase leading up to a spacious open-plan living space, seamlessly incorporating a well-appointed kitchen. This impressive living space features double front-facing windows that provide a charming leafy outlook while offering ample room to comfortably accommodate both lounge and dining furniture. Bathed in natural light from a large Velux window, the modern kitchen offers a good selection of wall and base units, seamlessly complemented by matching worktop surfaces and a coordinating splashback. Integrated appliances include an electric oven, gas hob, and extractor hood, while dedicated space and connections are available for a washing machine and an under-counter fridge freezer. A rear hallway leads to two comfortable double bedrooms and a convenient fitted cupboard, offering practical storage space. The principal bedroom boasts fitted wardrobes, a private en-suite bathroom with a Velux window, and rear-facing French doors that open directly onto the outdoor terrace, creating a seamless indoor-outdoor connection. Adjacent, the second bedroom also enjoys rear-facing views and includes a fitted wardrobe for added convenience.

OUTSIDE:

Externally, the property features a spacious and highly private rear terrace, accessible from the principal bedroom. This exceptional outdoor space provides a tranquil retreat, with ample room for both lounge and dining al fresco, ideal for summer barbecues. It also offers stunning views over the tree-lined Venlaw Hills, enhancing the appeal of this serene setting. On-street parking, as well as additional parking in the surrounding areas, is readily available.

LOCATION:

The Royal Burgh of Peebles is a thriving market town and the third largest in the Borders, with a population of around 9,000. It offers an ideal country lifestyle, featuring fishing, hillwalking, mountain biking, horse riding, and golf. The Gytes Leisure Centre provides a variety of activities for all ages, while Glentress Forest, located just 4 miles away, is known for its excellent mountain biking trails. Cultural enthusiasts can enjoy performances at the Eastgate Theatre & Arts Centre and various festivals, including the historic week-long Beltane Festival, Arts Festival, Agricultural Festival, Rugby Sevens. Peebles' High Street boasts an excellent range of independent shops as well as some high street favourites, popular restaurants, a health centre, banks, and schools. The town is conveniently located within commuting distance of Edinburgh, accessible by frequent bus services and the A703, which connects to the Edinburgh City Bypass and the airport for UK and international travel.

OFFERS:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.



SERVICES:

Mains water and drainage. Mains electricity. Electric heating and hot water system. UPVC and timber Double glazed windows, and double glazed timber Velux windows. Telephone and FTTP broadband connections available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, and both free-standing and integrated kitchen appliances will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category C, with an annual charge of £1,691.11 payable for the year 2024/2025. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate, and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

EPC RATING:

The Energy Efficiency Rating for this property is C (71) with potential C (72).

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.

IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

ANTI-MONEY LAUNDERING REGULATIONS:

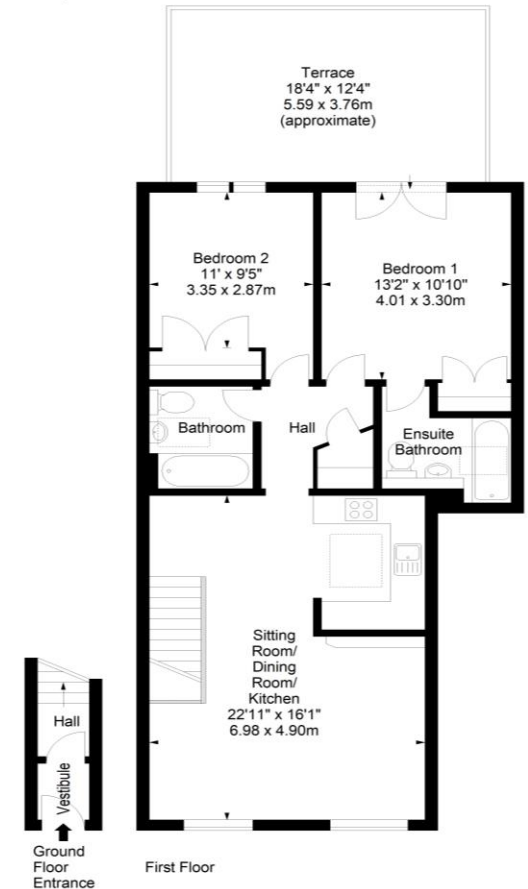
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer."

Particulars prepared February 2025.

Eastgate,
Peebles,
Scottish Borders, EH45 8AD



Approx. Gross Internal Area
852 Sq Ft - 79.15 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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